

TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO

JANUARY 5, 2009

Roll Call

President Patrick A. Hale called to order the regular meeting of the Tipp City Council at 6:38 p.m. Roll call showed the following Councilmembers present: William D. Beagle, George H. Lovett, Tim E. Evans, Patrick A. Hale, Vickie Blakey, John E. Kessler and Dolores Gillis.

Executive Session

Mrs. Gillis moved to adjourn to Executive Session to discuss personnel matters to include City Council Members and City Manager Crusey. The motion was seconded by Mr. Lovett and unanimously carried. Council adjourned Executive Session at 7:04 p.m. with a motion made by Mayor Evans, seconded by Mr. Kessler.

Study Session

City Manager Jon Crusey opened the Study Session at 7:00 p.m. on this date.

Council Members in attendance included: William D. Beagle, George H. Lovett, President Patrick A. Hale, John E. Kessler, Vickie K. Blakey, Mayor Tim Evans, and Dolores Gillis. Others in attendance included City Engineer Scott Vagedes, Finance Director Richard Drennen, Law Director Joseph P. Moore, Utilities Director Mo Eichman, Assistant City Manager Bradley C. Vath, Matt Owen, Greg Enslen, Reed Spencer, Pam Catalano, *Dayton Daily News* report Nancy Bowman, and Clerk of Council Cathy Ross.

Discussion ISIF Project

Mr. Vath used the attached PowerPoint presentation to review the ISIF Project – Kinna Drive extension. He noted that Council awarded the contract for this project to Star EX who starting moving in equipment today. Mr. Vath stated that the City currently has the option to complete the roadway (591' to the south) with ISIF/629 Grants paying 50% of the cost. The City would add \$40,000 each from the Water and Sewer funds and an additional \$57,500 from the Electric fund which would not affect the CIP budget. Mr. Vath added that if Council Members decided to only complete the base bid, \$117,500 in grant monies would be returned to ODOD.

Mayor Evans asked if any money could be recouped by future developments. Mr. Vath stated that if we use grant funds, we would not be able to go to the property owner to recoup monies. Mayor Evans then asked if we could require the property owner to extend the roadway if we did not extend the 591' now. Mr. Vath stated that it would be convoluted if we only do the base bid and added that it was in the City's best interest to get the roadway in now.

Mr. Lovett asked if this would be the first "shovel ready" property in the City. Mr. Vath stated that Donn Davis Way and the Walker Group property was shovel ready. Mr. Lovett stated that he would support moving forward to complete the 591' of roadway as this is aggressive economic development. He noted that surrounding communities such as Troy and Huber Heights have used this type of economic development for years.

Downtown Tipp City
Partnership

Mr. Kessler stated that he would support moving forward and does not want to return more grant funds as the City had recently returned nearly \$1M in Downtown Streetscape grants.

Mr. Beagle stated that he would be in favor of moving forward to get in additional revenue through economic growth.

Mrs. Blakey questioned the mathematics and asked if Mr. Vath felt that these road improvements would make a big difference in economic growth. Mr. Vath stated that he felt it would make a big difference as it does complete the roadway and opens up an additional 100 acres to the south.

Mr. Vath thanked council for their direction and stated he would be moving forward with the 591' roadway extension.

Mr. Crusey informed Council that the contract with the Downtown Tipp City Partnership for the Coordinator position would expire at the end of 2009. The partnership has requested a three year extension to the contract and an increase of \$2000 per year. Copies of the contract with changes highlighted were reviewed.

Matt Owen stated that his total compensation package is \$72,000 and hasn't been increased in three years. Payroll taxes, insurance, and his 401K are paid through the Chamber of Commerce. Mr. Owen stated that membership in the Chamber grew this year, with a 90% retention of members, when membership in surrounding areas went down.

Mr. Beagle stated he would support the contract changes as he believes this is part of the City's commitment to the downtown area. President Hale agreed with Mr. Beagle.

Mr. Evans voiced concern with the increase and added that the City wasn't supposed to continue subsidizing this position.

Mr. Spencer stated that it was essential that the City support this position in order to obtain MainStreet designation. The Partnership is asking for an additional 3 year commitment to get the funding in place to meet Main Street requirements.

Mr. Owen noted that right now the DTCP is relying on City for funding but that he sees funding coming from other areas in the future.

Mrs. Blakey questioned where the other funding would be coming from.

Mr. Owen replied it would come from booster, grants, endowments, or a special improvement district tax and added that the ultimate goal would be to have two people running each organization.

Mr. Crusey stated that Council would need to make a decision at the next meeting in order to comply with the Mainstreet Application deadline.

TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO

JANUARY 5, 2009

Roll Call

President Patrick Hale called to order the regular meeting of the Tipp City Council at 7:50 p.m. Roll call showed the following Council Members present: Vickie K. Blakey, William D. Beagle, George H. Lovett, Mayor Tim Evans, John Kessler, Dee Gillis, and President Patrick Hale.

In attendance: City Manager Jon Crusey, Assistant City Manager Bradley C. Vath, Law Director Joseph P. Moore, Finance Director Richard Drennen, Fire Chief Steve Kessler, City Engineer/Service Director Scott P. Vagedes, Utilities Director Mo Eichman, *Dayton Daily News* reporter Nancy Bowman, *Sunday Record Herald* reporter Joyell Collins, and Clerk of Council Cathy Ross.

Citizens signing the register included: Michael McFarland, Greg Enslen, Steven Chaney, and Donald Ochs.

Invocation and Pledge of Allegiance

Pastor Jeff Seekins from the Community Bible Church delivered the invocation. President Hale led the Pledge of Allegiance.

Approval of Agenda

Mr. Lovett moved to approve the agenda, seconded by Mrs. Gillis. The motion unanimously carried.

Adoption of Minutes

Mr. Lovett moved, seconded by Mrs. Gillis, to adopt the minutes of the December 15, 2008 Pre-meeting Study Session.

Mrs. Gillis moved, seconded by Mr. Lovett, to adopt the minutes of the December 15, 2008 City Council Meeting. The motion carried 7-0.

Ordinances (First Reading)

The following ordinance was presented to City Council for first reading. The second reading and public hearing will be held on January 19, 2009.

Rezoning

Mayor Evans sponsored an ordinance to amend the zoning code and the map attached thereto by changing the zoning of +/- 4.155 acres (all of Inlots 3444 & 3445) located on South CR25A from OS (Office Service) to I-1 (Light Industrial) zoning classification.

Clerk of Council Summary: Planning Board recommended at their December 9, 2008 meeting that Inlots 3444 & 3445 be rezoned from Office Service to Light Industrial to accommodate the construction of a new John Deere retail location in Tipp City.

City Manager Report: This ordinance would rezone Inlots 3444 & 3445 in the Northgate Commerce Center Industrial Park from Office Service (OS) to Light Industrial (I-1). The purpose of the rezoning request is for Koenig Equipment Inc. to establish a John Deere retail location at the northeast corner of CR 25-A and Blauser Drive.

Motions

Board Appointments
Planning Board

President Hale opened the nominations for two appointments to the Planning Board for three year terms ending on December 31, 2011. Mrs. Blakey nominated Donald Ochs, Mr. Lovett nominated Joseph

	<p>Gibson; and Mayor Evans nominated Mike McFarland. There being no other nominations, Mayor Evans moved to close the nominations, seconded by Mr. Lovett. The motion unanimously carried. A roll call vote was taken for each nominee; Mike McFarland and Joseph Gibson were appointed to the Board.</p> <p>Mr. Lovett thanked Mr. Ochs for applying to serve on this Board and stated that he is a very dear colleague who served with him on council for several years. He noted that while Mr. Gibson can't match Mr. Och's experience with the City, he does bring a level of expertise to the Board. Mr. Lovett added that he hopes that Mr. Ochs doesn't get discouraged and that he stays involved in City activities for a long time.</p>
Board of Zoning Appeals (BZA)	<p>President Hale opened the nominations for two appointments to the Board of Zoning Appeals for three year terms ending on December 31, 2011. Mr. Beagle nominated Stacy Wall, Mr. Kessler nominated Katie Black. There being no other nominations, Mr. Lovett moved to close the nominations, seconded by Mayor Evans. The motion unanimously carried. A roll call vote was taken for each nominee; Stacy Wall and Katie Black were reappointed to the BZA.</p>
Civil Service Commission	<p>President Hale opened the nominations for one appointment to the Civil Service Commission for terms ending April 5, 2013. Mayor Evans nominated James Williams. Mr. Lovett moved to close the nominations, seconded by Mr. Beagle. The motion unanimously carried. A roll call vote was taken for nominee James Williams. Mr. Williams was appointed to the Commission.</p>
Tree Board	<p>President Hale opened the nominations for one appointment to the Tree Board for a three year term ending December 31, 2011. Mrs. Blakey nominated Joanna Pittenger. Mr. Lovett moved to close the nominations, seconded by President Hale. The motion unanimously carried. A roll call vote was taken for nominee Joanna Pittenger. Mrs. Pittenger was appointed to the Commission.</p>
Board of Tax Appeals	<p>President Hale opened the nominations for three appointments to the Board of Tax Appeals for one year terms ending December 31, 2009. President Hale nominated Patti Berbach, Mayor Evans nominated Kent Moyer, and Mr. Beagle nominated Robert Blakey. Mr. Lovett moved to close the nominations, seconded by Mayor Evans. The motion unanimously carried. A roll call vote was taken for each nominee. Robert Blakey, Kent Moyer, and Patti Berbach were reappointed to the Board.</p>
Economic Development Committee	<p>President Hale opened the nominations to appoint three council members plus three staff members to the Economic Development Committee for one year terms ending December 31, 2009. Mr. Lovett nominated Mr. Beagle, Mayor Evans nominated Mrs. Gillis, President Hale nominated Mayor Evans, Mayor Evans nominated Mr. Crusey, Mr. Beagle nominated Mr. Drennen, President Hale nominated Mr. Vath. President Hale moved to close the nominations, seconded by Mrs. Gillis. A roll call vote was taken for each nominee. Mr. Beagle, Mrs. Gillis, Mayor Evans, Mr. Crusey, Mr. Drennen, and Mr. Vath were appointed to the Committee.</p>
Miami Valley Regional	<p>President Hale opened the nominations to make appointments</p>

Planning Commission	for the Miami Valley Regional Planning Commission as a representative (Council member) and alternate (Council member or staff) for one year terms ending on December 31, 2009. Mayor Evans nominated Mrs. Gillis as the representative and Mr. Lovett nominated President Hale as the alternate. Mr. Lovett moved to close the nominations, seconded by Mayor Evans. The motion unanimously carried. A roll call vote was taken for each nominee. Mrs. Gillis was appointed representative and President Hale was appointed as an alternate for this Committee.
MVRPC Technical Advisory Committee	President Hale opened the nominations to make appointments for the Miami Valley Regional Planning Commission's Technical Advisory Committee as a representative (Staff) and alternate (Staff) for one year terms ending on December 31, 2009. Mr. Beagle nominated Scott Vagedes as the representative and President Hale nominated Mr. Vath as the alternate. Mayor Evans moved to close the nominations, seconded by Mr. Lovett. The motion unanimously carried. A roll call vote was taken for each nominee. Mr. Vagedes was appointed representative and Mr. Vath was appointed as an alternate for this Committee.
Tipp City Volunteer Fireman's Dependent Board	President Hale opened the nominations to appoint two Council Members to the Tipp City Volunteer Firemen's Dependent Board for a one year term ending on December 31, 2009. Mayor Evans nominated Mr. Lovett and Mrs. Gillis nominated Mrs. Blakey. Mr. Lovett moved to close the nominations, seconded by President Hale. The motion unanimously carried. A roll call vote was taken for each nominee. Mrs. Blakey and Mr. Lovett were appointed to this Board.
Tipp-Monroe Community Services Advisory Board	President Hale opened the nominations to appoint one Council Member as representative and one as alternate to the Tipp-Monroe Community Services, Inc. Advisory Board for one year terms expiring on December 31, 2009. Mr. Lovett nominated Mr. Beagle to serve as the representative and President Hale nominated Mrs. Blakey to serve as the alternate. Mr. Beagle moved to close the nominations, seconded by Mayor Evans. The motion unanimously carried. A roll call vote was taken for each nominee. Mr. Beagle was appointed representative and Mrs. Blakey was appointed as an alternate for this Board.
Tax Incentive Review Council	President Hale opened the nominations to make two appointments to the Tipp City Tax Incentive Review Council for one year terms ending on December 31, 2009. Mayor Evans nominated Jon Crusey and President Hale nominated Richard Drennen. Mr. Lovett moved to close the nominations, seconded by Mayor Evans. The motion unanimously carried. A roll call vote was taken for each nominee. Mr. Drennen and Mr. Crusey were appointed to this Council.
Tipp Improvement Corporation Board	President Hale opened the nominations to appoint all Council Members plus four staff members to the Tipp Improvement Corporation Board for one year terms ending on December 31, 2009. Mr. Lovett nominated all of the City Council Members; Mrs. Gillis nominated Mr. Crusey, Mr. Moore, Mr. Drennen and Mr. Eichman. Mayor Evans moved to close the nominations, seconded by Mr. Lovett. The motion unanimously carried. A roll call vote was taken for each nominee. All City Council Members, Mr. Moore, Mr. Eichman, Mr. Crusey, and Mr. Drennen were appointed to this Board.

Tipp-Monroe
Education Fund DARE
Advisory Board

President Hale opened the nominations to appoint one Council Member to the Tipp-Monroe Education Fund DARE Advisory Board for a one year term ending on December 31, 2009. President Hale nominated Mr. Beagle. Mr. Lovett moved to close the nominations, seconded by President Hale. The motion carried. A roll call vote was taken for the nominee. Mr. Beagle was appointed to this Board.

Ohio Municipal Electric
Association Board

President Hale opened the nominations to appoint one Council Member as a representative to the OMEA board and one staff member as an alternate for one year terms ending December 31, 2009. Mayor Evans nominated Mr. Lovett as the representative and Mr. Beagle nominated M. J. Eichman as the alternate. President Hale moved to close the nominations, seconded by Mayor Evans. The motion unanimously carried. A roll call vote was taken for each nominee. Mr. Lovett was appointed representative and Mr. Eichman was appointed as an alternate for this Board.

Downtown Tipp City
Partnership

President Hale opened the nominations to appoint one Council Member and one staff representative to the Downtown Tipp City Partnership for one year terms ending December 31, 2009. Mayor Evans nominated Mr. Kessler as the City Council representative and President Hale nominated Mr. Crusey as the City representative. Mr. Lovett moved to close the nominations, seconded by Mrs. Blakey. The motion unanimously carried. A roll call vote was taken for each nominee. Mr. Kessler and Mr. Crusey were appointed to this Board.

Miami County Council

President Hale opened the nominations to appoint one Council Member to the Miami County Council. Mayor Evans nominated President Hale. Mr. Lovett moved to close the nominations, seconded by Mrs. Gillis. The motion unanimously carried. A roll call vote was taken with President Hale being appointed to this Council.

Citizen Comments

There were none.

**Council Member
Comments**

Council Members thanked all who applied to serve on various Boards and Commissions.

Mayor Evans thanked his wife for allowing him to attend the Council Meeting on her 50th birthday.

Mrs. Blakey stated that our State Representative and State Senator have attended Tri Agency meetings in the past and she would like to see this happen again.

Adjournment

There being no further business, it was moved by Mayor Evans, seconded by Mr. Kessler, that the meeting be adjourned. The motion unanimously carried. President Hale declared the meeting adjourned at 8:20 p.m.

Patrick A. Hale, President of Council

Attest: _____
Cathy Ross, Clerk of Council

